TEMPLETON ROBINSON

This recently completed detached bungalow offers an excellent standard of presentation, combined with deceptively spacious accommodation. Set back off the Drumnaconagher Road and approached by a sweeping driveway, this attractive home occupies a most tranquil setting.

On entering the home one is immediately struck by the bright and welcoming atmosphere, whilst further investigation reveals a mixture of comfortable reception accommodation combined with practical family living with very adaptable accommodation that will suit both the young family or retiring couple alike.

Conveniently located to Ballynahinch, Saintfield and Crossgar's bustling town centres yet within a most peaceful country setting.

Offers Over £270,000

120 Drumnaconagher Road,
Crossgar,
BT24 8YH

Viewing by appointment with & through agent
028 9042 4747

- Spacious, recently constructed Detached Bungalow with adaptable accommodation
- Spacious Dining Hall
- Living Room and Sitting Room
- Modern Fitted Kitchen with open plan to Dining Area / Separate Utility Room
- 4 Bedrooms to include Master Bedroom & Guest Bedroom with En Suite Wet Rooms
- Modern White Bathroom Suite
- uPVC double glazing / Oil fired central heating
- Sweeping driveway to Attached Double Garage
- Conveniently located to Ballynahinch, Downpatrick and Crossgar town centres

uPVC DOUBLE GLAZED FRONT DOOR.

ENCLOSED ENTRANCE PORCH: Tiled floor.

DINING HALL: Double glazed patio doors.

SITTING ROOM: 15' 0" x 10' 3" (4.57m x 3.12m) Natural brick fireplace, beamed mantel, multi fuel stove, ceramic tiled floor.

Glazed double doors to . . .

LIVING ROOM: 15' 0" x 13' 10" (4.57m x 4.22m) Attractive stone fireplace and matching hearth.

MODERN FITTED KITCHEN: 16' 8" x 15' 8" (5.08m x 4.78m) OPEN PLAN TO DINING AREA: Single drainer 1.5 bowl sink unit with mixer taps, excellent range of high & low level units, laminate work surfaces, built-in glazed display cabinet, Rangemaster, extractor fan, integrated fridge/freezer, ceramic tiled floor, part tiled walls, recessed low voltage spotlighting.

UTILITY ROOM: Circular stainless steel sink unit, plumbed for washing machine.

Separate low flush WC, pedestal wash hand basin.

Service door to garage.

MASTER BEDROOM: 16' 3" x 11' 0" (4.95m x 3.35m)

WALK-IN WET ROOM: Fully tiled walls and floor, built-in shower unit, pedestal wash hand basin, low flush wc, heated towel rail, recessed low voltage spotlighting.

BEDROOM (2)/GUEST ROOM: 12' 10" x 10' 2" (3.91m x 3.1m)

EN SUITE WET ROOM: Fully tiled walls and floor, built-in shower unit, pedestal wash hand basin, low flush wc, heated towel rail, recessed low voltage spotlighting.

BEDROOM (3): 13' 6" x 8' 3" (4.11m x 2.51m)

BEDROOM (4)/FAMILY ROOM: 13' 1" x 8' 4" (3.99m x 2.54m)

BATHROOM: Modern white suite comprising panelled bath with mixer taps & telephone hand shower, body jets, pedestal wash hand basin, low flush wc, bidet.

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Outside

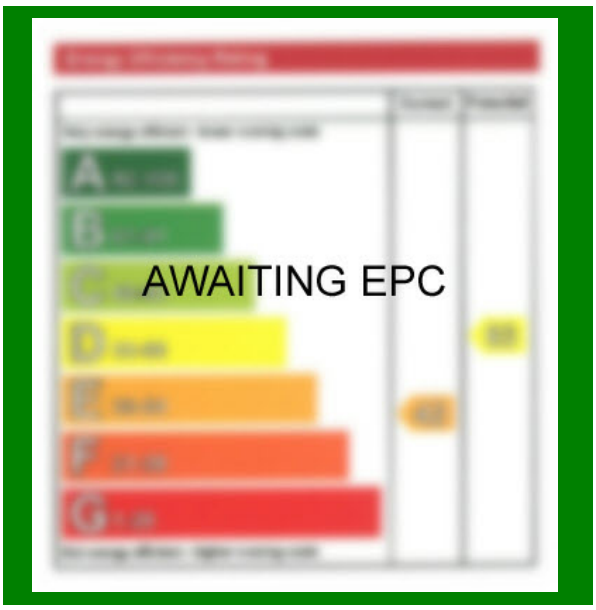
Driveway to . . .

ATTACHED DOUBLE GARAGE 20' 4" x 17' 7" (6.2m x 5.36m) Roller up & over door, light and power, Turco oil fired boiler with pressurized water system.

Well tended, easily maintained front, side and rear gardens with feature decked area.

Location:

Travelling from Saintfield to Crossgar, coming into Crossgar turn right just before roundabout onto the Ballynahinch Road. Continue on for approx 4 miles. The Drumnaconagher Road is on the left hand side prior to sweeping bend with crash barrier.



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